



Grafton Affordable Housing Trust
c/o Planning Department
Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

M E M O R A N D U M

TO:Board of Selectmen
Town Administrator

DATE.....July 14, 2016

SUBJECT.....“Elmrock Estates” – Wheeler Road

The Trust met on Wednesday, July 13, 2016 in Conference Room A of the Municipal Center. Present for the meeting were Mary Campbell, Vice Chair; Charles Pratt, Clerk; Bruce Spinney, Treasurer and members Ruth Anderson and Kris Koliss. Mary Campbell recused herself citing conflict of interest at the time that the property owner, Peter Adams, made his presentation. Mr. Pratt took her place and ran the meeting during this agenda item.

Public comment was received from Marsha Platt of 122 Brigham Hill Road, Grafton, and Al Sanborn of 38 Cherry Lane, South Grafton. It is noted that both had submitted comments in written format and that those comments were posted to the Town’s website. Ms. Platt encouraged the Trust to provide comment to MHP that reflects the goals of the Housing Production Plan. Mr. Sanborn provided input regarding his experience in his 40B development where the poor construction standards have resulted in additional costs to the unit owners that are onerous to all and especially to those who purchased affordable unit. Mr. Sanborn’s comments were submitted in written format to the Trust and have been uploaded to the Town’s website.

Upon completion of the presentation, Mr. Pratt asked the Trust to provide comment for the record to be submitted to Mass Housing Partnership as part of the comments solicited from Town boards, committees and general public comment. A summary of those comments are as follows:

- The Trust supports the production of affordable housing in Town.
- It reviewed the project in relationship to the surrounding land uses noting the unique configuration of open space and recreation network of the abutting land.
- The Trust encouraged the property owner to seek a to balance the production of housing with the surrounding uses and in particular the open space and recreation network.
- Concern was raised that single family housing continues to put a strain on municipal resources and infrastructure. The Town needs to plan ahead for long range sustainability.
- The property owner was asked if the other housing types would be considered such as townhouses or rental units. He stated no – that single family homes were his preference.

- Site development – the property owner was asked if the rear field / lot could be preserved as open space while building out the front lot along Wheeler Road. He noted that this project was in the early stages of design but made no commitment to reconsider the site development plan.
- The Trust noted that the property owner has the right to develop the land and would like to see the Town work with him on a solution that addresses the need for balanced growth, production of affordable housing and a site plan that is more responsive to the open space issues raised by many residents.
- The Trust would like to see the development of unit types which are responsive to the increasing aging population. This issue has been identified in the Draft Action Plan.

Mr. Pratt noted that he was not comfortable asking the Trust to endorse or not endorse the project as presented citing the early stages of application process. Mr. Adams was encouraged to work with the Town to address issues raised throughout the public comment period.